

## **ARTICLE VI - RT TWO FAMILY RESIDENTIAL DISTRICTS**

### **PREAMBLE**

The RT Two Family Residential Districts are designed to be compatible with one (1) family residential densities, and to be located along major thoroughfares so as to provide transition between the thoroughfare and one (1) family district. The RT zones of transition between higher density RM and MHP Districts, or nonresidential districts, and low density one (1) family residential districts.

### **SECTION 600: PRINCIPAL USES PERMITTED**

In an RT Two Family Residential District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

1. One and two family detached dwellings.
2. Municipal, county, state, or federal buildings or properties of public service types, not including storage yards, warehouses, or garages, provided that no such building shall be located less than thirty (30) feet from any other lot in a residential district.
3. Cemeteries adjacent to, or an extension of, existing cemeteries.
4. Home occupations of a non-industrial nature may be permitted. Permissible home occupations include, but are not limited to the following: [amended 11/02]
  - a. Art and craft studios, lessons may be given to one client at a time
  - b. Hair and nail salons, limited to one client at a time
  - c. Dressmaking and tailoring
  - d. Tutoring, limited to one student at a time
  - e. Typing or clerical services
  - f. Teaching of music or dancing or similar instruction, limited to one client at a time
  - g. Offices located within the dwelling for a writer, consultant, member of the clergy, lawyer, physician, architect, engineer or accountant, limited to one client/family at a time.
  - h. All home occupations are subject to the following:

- i) The businessperson operating the home occupation shall reside in the dwelling and only members of the immediate family residing on the premises may be employed.
- ii) The business shall have a local business license and any other appropriate licensing or registrations required by local, state or federal law.
- iii) No equipment or process shall be used in home occupations which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises.
- iv) Explosives, flammable liquids or combustible liquids shall only be used in compliance with the applicable fire and building codes.
- v) Activities involving kilns or welding equipment shall comply with the applicable fire and building codes.
- vi) The outside appearance of the premises shall have no visible evidence of the conduct of a home occupation.
- vii) Home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
- viii) All activity must be conducted within a preexisting structure. The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.
- ix) There shall be no exterior display or signage other than that signage allowed for home occupations under the sign requirements of this ordinance. [amended 11/00]
- x) No goods shall be kept, or sold which are made or assembled off-site, except as incidental to services rendered.
- xi) The primary function of the premises shall be that of the residence of the family, and the occupation shall not exceed twenty-five (25) percent of the principal building.
- xii) There shall be no outside storage or processing.
- xiii) The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to and from the premises. There shall be no commercial vehicles associated with the home occupation, nor parking

of more than one (1) business car, pickup truck or small van on the premises.

xiv) Activities specifically prohibited (but not limited to) include:

- (1) A service or repair of motor vehicles, appliances and other large equipment
- (2) A service or manufacturing process which would normally require industrial zoning
- (3) A commercial food service requiring a license
- (4) A limousine service
- (5) A lodging service including but not limited to, a tourist home, motel or hotel
- (6) A tattoo parlor
- (7) An animal hospital or kennel
- (8) A lawn service

xv) No activity legally excluded by any deed restriction or other tenant or owner restrictions shall be permitted.

5. Adult Foster Care Family Homes, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility. [amended 11/02]
6. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
7. Uses similar to the above Principal Uses Permitted.

#### SECTION 601: SPECIAL LAND USES PERMITTED [amended 2/02] [amended 2/03]

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions and any other reasonable conditions imposed by the Planning Commission.

1. Accredited fraternity or sorority houses, when located not less than twenty (20) feet from any other lot in any R District.

2. Access driveway or walk connecting premises in a B or I District with one or more public streets provided no part of such driveway shall be located at a distance greater than thirty (30) feet from any boundary line of any said districts nor at a distance less than ten (10) feet of the side lot line of an adjoining lot, which lot is in any residential district, and provided that between such driveway and any such side lot line, but not within ten (10) feet of the front lot line, there shall be maintained a solid wall or front fence, or a compact evergreen hedge not less than five (5) feet high.
3. Tourist homes having not more than two (2) guest rooms, provided the premises front on a street which is officially designated as a major thoroughfare or collector thoroughfare.
4. Schools and colleges for academic instruction, provided that no principal building shall be located less than thirty (30) feet from any other lot in an R District.
5. Private noncommercial recreation areas, institutional or community recreation centers provided that any principal building used therefor shall be located not less than thirty (30) feet from any other lot in any R District, subject to provisions of Section 401 - 1 (a through f).
6. Churches and other facilities normally incidental thereto subject to the following conditions:
  - a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.
  - b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.
  - c. Buildings of greater than the maximum height allowed in Section 2100 may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot for each foot of building that exceeds the maximum height allowed.
8. Adult Foster Care Small Group Homes, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility. [amended 11/02]
9. Previously existing or established commercial uses not already converted to a residential use may be authorized under Special Use Permit for the following [amended 12/99]:
  - a. Retail and/or service establishments meeting the intent of the neighborhood Limited Business Zone (B-1) dealing directly with consumers including:
    - 1) Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, drygoods, and notions or hardware.

- 2) Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: shoe repair, drop-off dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.
  - 3) Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions.
  - 4) Restaurants, or other places serving food, except drive-in or drive-through restaurants.
- b. Prohibited uses: Activities specifically prohibited include repair or service of motor vehicles and other large equipment; manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightliness or odor; and any activity which may adversely affect surrounding property.
- c. Conditions:
- 1) Outdoor storage is prohibited.
  - 2) The area devoted to approved uses shall not exceed 2,500 square feet.
  - 3) All goods produced on the premises shall be sold at retail on the premises where produced.
  - 4) All business, servicing, or processing shall be conducted within a completely enclosed building, or in an area specifically approved by the Planning Commission.
  - 5) Parking shall be accommodated on site or with limited street parking.
  - 6) Hours of operation may be limited by the Planning Commission.
  - 7) Signs must comply with those set forth for the residential zoning district.
  - 8) The Planning Commission may allow a use to sell alcohol, however the Commission may limit the type of license applied for or obtained for the sale of alcohol to an SDM, hours of operation, and any other restrictions intended to stabilize, protect, and encourage the residential character of the area. The use must gain approval from the Michigan Liquor Control

Commission before alcohol can be or sold.

10. Accessory buildings and accessory uses customarily incidental to the above Special Land Use Permitted.
11. Uses similar to the above Special Land Uses Permitted.

#### SECTION 602: PLANNED UNIT DEVELOPMENTS [amended 10/98]

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the Two Family Residential districts is to allow mixed land uses which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

#### SECTION 603: AREA AND BULK REQUIREMENTS [amended 4/00]

1. Minimum lot size: 8,712 sq. feet.
2. Density (see definition in Article II): 10 dwelling units per buildable acre.
3. Maximum lot coverage:  
Buildings: 50 %  
Pavement: 10 %
4. Lot width: 75 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
5. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
6. Height limit: 2 stories or 35 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

7. Front Setbacks: [amended 1/05]  
Minimum:  
Expressway or Arterial Street: 30 feet  
Collector or Major Street: 25 feet  
Minor Street: 15 feet

Note: For minimum front setbacks new principal structures on minor streets may align with existing principal structures in the immediate area even if the setback is below the minimum required.

8. Rear setback: 30 feet
9. Setback from the ordinary high water mark or wetland: 40 feet (principal structures only).
10. Side setbacks:
  - 1-story: 8 feet and 12 feet
  - 2-story: 10 feet and 14 feet

Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings. [amended 10/02]

11. Zero lot line option: New principal buildings may be erected on the rear lot line and/or one side lot line provided: [amended 10/02]
  - a. The building has an approved fire rating for zero-lot line development under the building code.
  - b. The building has adequate fire access preserved pursuant to fire code requirements.
  - c. The zero lot line side is not adjacent to a street.
  - d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.
  - e. It is not adjacent to wetlands, or waterfront.
12. The dwelling shall have a storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to at least ten percent (10%) of the square footage of the dwelling or one hundred (100) square feet, whichever shall be more, exclusive of storage space for automobiles.